GOVDOC
BRA
1842
Amendment

INSTITUTIONAL MASTER PLAN
SUPPLEMENTAL FILING

MINOR AMENDMENT TO ST. ELIZABETH'S HOSPITAL AND ST. ELIZABETH'S HOSPITAL FOUNDATION INSTITUTIONAL MASTER PLAN

Boston Zoning Code Section 51-34.3

BOSTON PUBLIC LIBRARY

I. SUMMARY

A. Project Identification

1. Project Name:

St. Elizabeth's Hospital Underground Laboratories

2. Project Mission:

St. Elizabeth's Hospital of Boston is committed to providing the highest standard of health care through excellence in patient care, education, and research. As a major teaching affiliate of Tufts University School of Medicine, St. Elizabeth's is dedicated to being an advocate for the health care needs of the poor and disadvantaged. In order to accomplish its mission, St. Elizabeth's seeks to: (i) foster collaboration, pride and commitment among hospital employees, medical staff, trustees and the community; (ii) encourage efficient and cost-effective use of resources by being the best at what they do; and (iii) promote education and research by encouraging employee development and by investing in appropriate patient care facilities and technology. The present laboratories located at St. Elizabeth's are interspersed throughout the campus of this Hospital and the new construction will allow a consolidation underground close to patient treatment areas of the main Hospital. In such a manner, laboratory communication with patient areas will be streamlined and the mission of the Hospital to provide appropriate facilities for patient care will be enhanced.

(1993)

3. Address:

St. Elizabeth's Hospital of Boston
736 Cambridge Street
Boston, Massachusetts 02135

4. Location:

Mid-campus of St. Elizabeth's Hospital adjacent to the new St. Margaret's wing.

5. Property Owner:

St. Elizabeth's Hospital of Boston

6. Owner's Representative:

Manuel Davis, Senior Vice President
Strategic/Business Planning and
Facilities Development

Architect:

TRO
The Ritchie Organization, Inc.
80 Bridge Street
Newton, Massachusetts 02158

7. Legal Counsel:

Rubin and Rudman
50 Rowes Wharf
Boston, Massachusetts 02110
Attention: Charles J. Speleotis

8. Estimated Completion Dates:

Demolition: one month after commencement.

Laboratory Construction: Fourteen months after commencement.

9. Approximate Construction Costs:

$10 Million.

B. Status of Project Design

The laboratory will be completely underground on one level. A floor plan showing the location of the various laboratories is attached hereto together with an existing site plan showing the location of the laboratory in relationship to other facilities at St. Elizabeth's.

C. Narrative Project Description

In order to consolidate the laboratories interspersed throughout the campus of St. Elizabeth's, it is proposed that a consolidation of all such facilities be constructed in an underground laboratory to be comprised of approximately 25,000 square feet of space. These underground laboratories will replace two older and antiquated buildings which have approximately 42,000 square feet of space. The buildings to be demolished will include the Quinn and Service Buildings.

The underground laboratories will be located adjacent to the St. Margaret's wing at St. Elizabeth's Hospital and next to the Cardinal Cushing Pavilion. The demolition of the existing buildings will allow for an enhanced and attractive main entrance for St. Elizabeth's/St. Margaret's.

The Project will not increase traffic in the surrounding neighborhoods since there will be no increase of permanent employees. Positions in the new laboratories will be staffed by already existing employees. The dimensions of the underground laboratories are approximately 25 feet by an average of 105 feet. The construction will create eighty-five (85) jobs during the fourteen (14) month construction period.

Services to be provided within the new laboratory space will include a Blood Bank, Hematology, Microbiology, Chemistry, Cytology, Histology, Anatomical and Molecular labs and a Pharmacy. The

Pharmacy Suite and a section of the Anatomical Suite are presently housed in the buildings to be demolished. The remaining laboratories to be relocated are presently housed in the ACH Building. Space within the ACH Building vacated by the laboratories will be used by adjacent departments for offices and storage without an increase in permanent employment.

D. Permits and Licenses

The laboratories will require the issuance of a demolition permit, building permit, utility connection permits and an excavation permit from the Inspectional Services Department of the City of Boston. The Hospital has investigated the construction of such laboratories underground and has concluded that the same will be in compliance with applicable laws. The Hospital must build such facilities in compliance with HHS, State DPH and City regulations.

Because of the small size of the facility, no environmental or Article 31 approvals under the Boston Zoning Code ("Code") will be required. The Project is located within the St. Elizabeth's Hospital Institutional Sub-District established pursuant to Section 51-26 of the Code. In accordance with the requirements of Article 51 of the Code, St. Elizabeth's Hospital filed a Master Plan and Update. The Master Plan and Update was approved by the Boston Redevelopment Authority on October 22, 1992.

As an Institutional Use, the Project is an allowed use, subject to the requirement of Article 51. It is anticipated that upon approval of this minor amendment by the Boston Redevelopment Authority ("BRA"), the Updated Master Plan, as amended, will be submitted to the Boston Zoning Commission by the BRA for its approval as an Institutional Master Plan Area. Because the Project is going to be constructed underground, the normal wind, shadow, air and noise quality analysis will not be required. The Project will not affect any wetlands nor be located in a flood hazard zone. There will be no appreciable effect on utilities already present at the site and sufficient to service the Project.

The Project is subject to the Architectural Access Board requirement and is also subject to the barriers free access requirements of Article 30 of the Code.

E. Construction and Demolition

St. Elizabeth's will retain the services of a professional engineering firm which will address the question of geotechnical impacts including subsoil conditions, solid and hazardous waste, and construction impact. Demolition and removal of the Quinn and Service Buildings will require the removal of approximately 400 truck load of dirt/debris which will be disposed of in an approved location. Such dirt will be disposed of in accordance with law at appropriate locations and in landfills, lined if necessary, and in approved locations for the disposal of such materials. St. Elizabeth's will retain the services of a professional consultant, if necessary, to address the impacts of the construction of the Project. The contractor will be obligated to institute an effective program of rat and rodent control for the site and he will be obligated to cooperate with local authorities and provide the regular services of an experienced exterminator at least once every two weeks for the entire construction period.

F. Urban Design Component

Because of the size of the Project, the design guidelines set forth in Article 31 are inapplicable to the Project. The Project will comply with all applicable Subdistrict design guidelines. The Project is located totally within the Hospital campus and in the middle thereof and is not immediately adjacent to any public streets. Since there will be no increase in permanent employees and the services that will be provided are basically for patients of St. Elizabeth's, no traffic impact is anticipated on the public streets.

The demolition of antiquated and older existing buildings and the replacement of the same with a pedestrian plaza and underground laboratories will allow for the landscaping and creation of an

improved and attractive main entrance to St. Elizabeth's Hospital. This area is presently cluttered and unsightly and such improvements will enhance the aesthetic appearance of the mid-campus of the Hospital.

There will be no impact on any structure or building in the immediate area which would adversely affect a historic resource. The St. Gabriel's ~~Church~~ exterior is the only asset within this area that is listed as historic and underground laboratories will not adversely affect or impact on such resource.

G. Community Participation

Ongoing community meetings are being held with affected groups to consider the demolition and construction activities outlined herein. To date, meetings are ongoing as to specific questions and issues that have arisen as to this Project. Pursuant to the letter of St. Elizabeth's Hospital dated October 22, 1992, St. Elizabeth's has already provided numerous community benefits. The fulfillment of the obligations as contained in that letter are ongoing and the following is an update of the efforts to date:

1. Expansion plans for the new Renal Unit at St. Elizabeth's are ongoing and when St. Elizabeth's Obstetrics Department moves to St. Margaret's in July of 1993, the rehabilitation of their old space will begin and the Renal Unit will be moved and expanded.

2. There have been at least three meetings within the community as to the enhancement of the Cardiac Rehab Unit and to address their need for staff support. A new secretary has been hired to work on equipment upgrades. The Hospital is also helping to promote this Unit with both internal and external audiences, i.e. through a brochure and paid newspaper advertising.

3. The expansion of the Home Care Program has involved five meetings with the Home Care Staff and the operations group which has lead to the hiring of a new full time physician's

assistant. A major expansion plan is being prepared for inclusion in next year's budget.

4. Six meetings have been held involving a landscape design firm and the community has developed a three-phased landscaping plan which will be undertaken in the near future.

5. Names of community residents have been presented to the Hospital Nominating Committee for election to the Board of Trustees. Such nominations have been sent to the Archdiocese for review and recommendation.

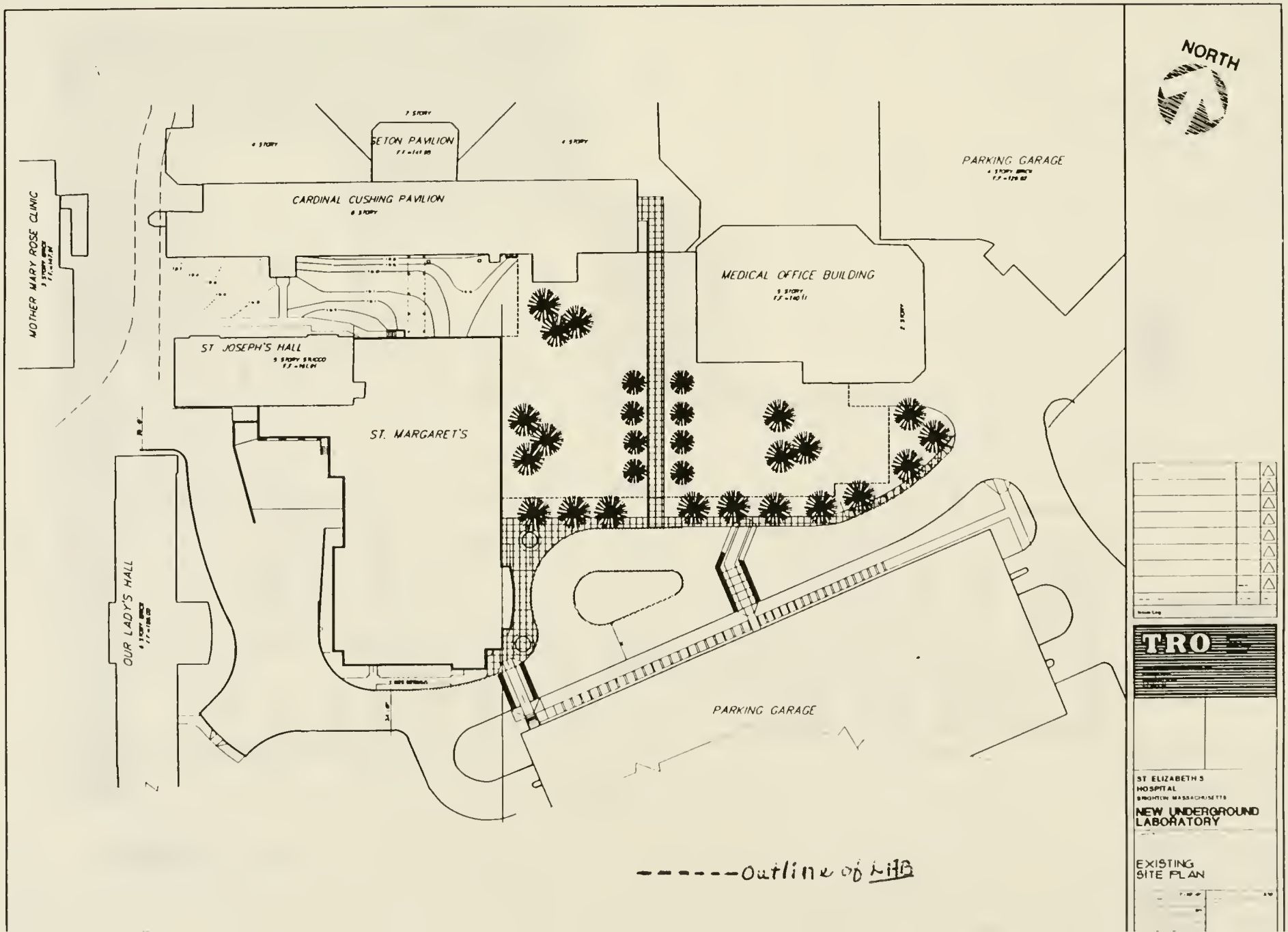
6. A major Job Fair has been planned and held for Allston/Brighton residents on January 29, 1993 at the Guest Quarters Suite Hotel. The enclosure attached hereto is evidence of the work that has been done so far in the Job's Fair Program. Plans are already underway for next year's program.

7. The Protech Program is currently in place and active.

8. The Nursing Scholarship Program is in place and solicitation is ongoing as to prospective students (see attached advertisement).

9. A special commitment to the Boston City Hospital and Neighborhood Health Centers is in place, active and ongoing.

10. Regular meetings have been held with the community and are continuing on a more frequent basis. Relationships with various community groups appear to have improved immensely through the efforts of the Senior Vice President for Development, Public Relations and Marketing for the Hospital.


NORTH
SETON PAVILION
CARDINAL CUSHING PAVILION
MOTHER MARY ROSE CLINIC
ST JOSEPH'S HALL
ST. MARGARET'S
OUR LADY'S HALL
MEDICAL OFFICE BUILDING
PARKING GARAGE
PARKING GARAGE
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T·R·O
ST ELIZABETH'S
HOSPITAL
BRIGHTON MASSACHUSETTS
NEW UNDERGROUND
LABORATORY
EXISTING
SITE PLAN

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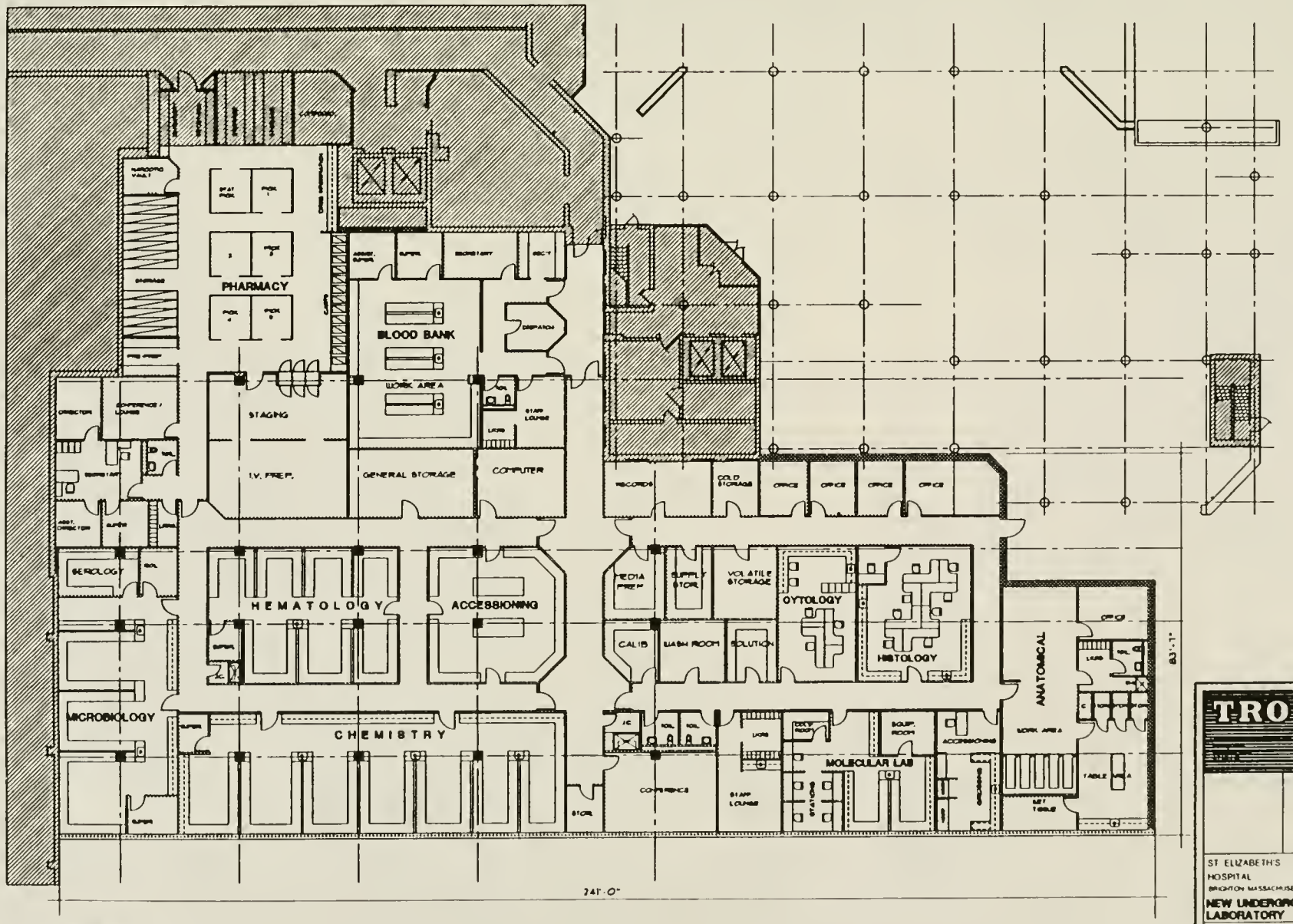

EXISTING BUILDING

TRO

ST ELIZABETH'S HOSPITAL
BRIGHTON MASSACHUSETTS

NEW UNDERGROUND LABORATORY

FLOOR PLAN

TOTAL AREA = 29,424 SQFT